



Wylie Zoning Board of Adjustment

Minutes
Zoning Board of Adjustment
Monday, February 20, 2017 – 6:30 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

Chair Linda Jourdan called the meeting to order at 6:34 p.m. and stated that a quorum was present. Those present were: Chair Jourdan, Board Member Robert Holcomb, Board Member Daniel Prendergast, and Board Member Andre Gonzalez.

Staff members present were: Renae' Ollie, Development Services Director, Jasen Haskins, Sr. Planner and Mary Bradley, Administrative Assistant.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes of the January 16, 2017 Meeting.

A motion was made by Board Member Gonzalez and seconded by Board Member Holcomb, to approve the Minutes as submitted. Motion carried 4 – 0.

PUBLIC HEARINGS

Item 1 – ZBA 2017-02

Hold a public hearing to consider and act upon, a request from **Brian Mitchell/Tommy Bell** for a Variance to Ordinance 2014-44, Section 22-447 Wall Signs, requirements for the maximum height of a wall sign. The property is located at 2806 West FM 544, being 1.074 acres of Lot 3R block B of the Freddy's Addition. **ZBA 2017-02**

Staff Comments

Mr. Haskins stated that the subject property is located at 2806 West FM 544. The property measures 1.074 acres and is currently zoned Commercial Corridor.

The applicant is proposing to place three attached wall signs to the main structure. The proposed sign is six feet in height and ten feet in length with an

area of 60 square feet. Currently, the Sign Ordinance allows for signs to have a maximum of three feet in height on a structure that measures 100 to 200 feet from a street. The main structure is approximately 110 feet from FM 544.

The total right-of-way measurements for FM 544 are 100 feet. When traveling westbound on FM544, on the opposite side of the ROW from the location of the structure, the distance is approximately 220 to 240 feet. Mr. Haskins presented to the Board Members a sign set to scale the size of the requested sign versus the size of the sign allowed within the current Sign Ordinance.

Mr. Haskins further stated that in March or early April a revised Sign Ordinance will be considered by the Planning & Zoning Commission and City Council. Exhibits will include signs that are drawn to scale complying with the current and compared to the revised sign ordinance.

Public Comment Forms were mailed to seventeen property owners. One comment form was received in favor, and no comment forms were received in opposition.

Public Comments

Chair Jourdan opened the Public Hearing.

Mr. Tommy Bell, Barnett Signs, 4250 Action Drive, Mesquite, the applicant for the subject property, stated that the logo for the company is extremely small when complying with the current sign ordinance. The proposed six by ten feet sign is the franchise standard trademark.


Chair Jourdan closed the Public Hearing.

Board Action

A motion was made by Board Member Holcomb, and seconded by Board Member Prendergast, to Grant the variance for three attached wall signs measured six feet in height and ten feet in length with an area of 60 square feet. Motion carried 4 – 0.

ADJOURNMENT

A motion was made by Board Member Gonzalez, and seconded by Board Member Holcomb to adjourn the meeting at 6:46 PM. All Board Members were in consensus.


Linda Jourdan, Chair

ATTEST:


Mary Bradley, Administrative Assistant